



## THE BEST OFFICE IN ST KILDA

### Description

- 300 SQM\* FLEXIBLE VERSATILE OFFICE SPACE
- ACCESS VIA ST KILDA & WELLINGTON ROAD
- 4 SECURE CAR SPACES & STORAGE LOCKERS

\* Fully self-contained bathrooms & kitchens

\* G08 - 142 sqm\*

\* G09 - 156 sqm\*

\* Available separately – 2 car spots each

The premier ground floor suites of the St Kilda Business Centre, Suites G08 & G09, have been combined to create the best professional office suite in St Kilda. The space boasts an unmatched 300 sqm\* of flexible floor space on the ground floor, benefiting from parking and private street access to Wellington Road, a grand entrance glass facade facing the lobby of the Business Centre, four secure car spaces and two storage lockers.

Benefiting from abundant public transport in the shape of trams, buses and trains, and well serviced by local amenities & cafes, Suites G08 & G09 are an owner occupiers full package ready for many years of tenancy & proud ownership.

FOR AN IMMEDIATE INSPECTION CALL US TODAY!

\*approx

**Unit:** G08 & G09

**Area m<sup>2</sup>:** 300.00

**Land Area m<sup>2</sup>:**

**Asking Price:** Contact Agent

**Parking:**

**Contact:**

**Jarrold Nankin**  
0422 800 228  
jarroldnankin@allardshelton.com.au

**Lockey Anderson**  
0400 864 824  
lockeyanderson@allardshelton.com.au